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## Community Housing Aotearoa, September 15, 2016 Newsletter

There's a number of important events scheduled for the sector over September and October. Here's a reminder about four of them - please see more details below:

1. NZCID Social Housing Funding Forum - 27 September
2. National Māori Housing Forum - 29 September to 1 October
3. Social Investment in Community Housing - 25 October
4. Our Place panel discussion and CHA annual general meeting - 26 October

## NZCID Social Housing Funding Forum – 27 September in Auckland

The poster for the NZCID Social Housing Funding Forum features the NZCID logo at the top left. The main title "SOCIAL HOUSING FUNDING FORUM" is in large, bold, green letters. Below the title is a photograph of a group of people standing in front of a modern house. To the right of the photo is a green diagonal banner that says "REGISTER NOW". Below the photo, the event details are listed: "TUESDAY 27 SEPTEMBER 2016", "3:00PM REGISTRATION FOR A 3:30PM START", and "BECA, 21 PITT STREET, AUCKLAND". At the bottom left, there is a small portrait of a man, identified as "KEYNOTE SPEAKER: Srinivas Lyle, Chief Executive, Infrastructure Development Authority (IDA)". To the right of the portrait, there is a short paragraph of text: "Developing social and affordable housing at scale is vital for addressing New Zealand's housing shortage."

[and engagement - professional practice seminar 22 September](#)

[Networking Event with Jenny Samms, CEO of Aboriginal Housing Victoria \(AHV\)](#)

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Deputy Prime Minister Bill English is now scheduled to speak on the Government's social housing reform programme and his views on the future of tenancy and property management. Brendon Lyon, Infrastructure Partnerships Australia, will also present. This is followed by a panel discussion of the issues raised with CHA Director, Scott Figenshow; Bernadette Pinnel, Compass Housing; along with Karen Mitchell, Treasury and John Holyoake, Tāmaki Regeneration.

Go [here](#) to register and [here](#) to see more information.

## National Māori Housing Conference



National  
**Māori Housing**  
Conference **2016**

*Ma whero ma pango ka oti ai te mahi*

29 September-1 October in Tauranga Moana, ASB Baypark – ASB Arena

The National Māori Housing Conference 2016 will deliver an exemplar conference that is strategic and adds value to every participant. The theme of the Conference is 'Collaboration and Strategic Relationships' Ma whero ma pango ka oti ai te mahi, through collaboration and strategic relationships the work will be completed. [Register here.](#)

## Social Investment in Community Housing: moving beyond traditional grant making



This is a unique opportunity to be part of the solutions that drive new investment in community housing by joining forces with like-minded funders, providers and investors.

**Tuesday 25 October**

**10am - 4pm**

**The Front Room, Spark New Zealand, 167 Victoria Street West, Auckland.**

[Go here to register.](#)

## Panel discussion and CHA annual general meeting

**The Front Room, Spark New Zealand, 167 Victoria Street West, Auckland.**

**1. Panel discussion on Our Place: A Housing Plan for New Zealand - 26 October 9am- 1pm**

**2. Community Housing Aotearoa AGM - 26 October 2-3pm**

Nominations for positions on the council close next week, 20 September. If there is something you want CHA to consider raising at the AGM please get in touch with us [here](#).

**Can you please let us know if you will be attending these events [here](#).**

## Patrick Gemmell appointed as new General Manager of Te Matapihi



Te Matapihi are pleased to announce the appointment of Patrick Gemmell to the position of General Manager.

Te Matapihi he Tirohanga mo te Iwi Trust is the peak sector body for the Māori housing sector. Earlier this year they signed a funding agreement with Te Puni Kōkiri enabling the Trust to expand its role in supporting He Whare Ahuru, the Māori Housing Network and to help improve Māori housing outcomes across the motu.

Patrick will commence his role on **12 September, 2016**.

Before joining Te Matapihi, Patrick was a Senior Housing Advisor at Te Puni Kōkiri in Wellington operationalising the investment strategy for \$17.4M per annum to build social and affordable housing, progress housing repairs, provide emergency housing on general and multiply-owned land within communities, and

assisted in building capability and capacity in Māori communities to manage housing assets across Aotearoa.

Read more [here](#).

## More social housing funding for Auckland

The Government is giving an extra \$24.4 million to community housing providers to increase the supply of social housing in Auckland.

*“We know the property market is extremely tight in Auckland at present, and it is no different for those organisations helping to house our most vulnerable citizens. This extra funding will allow community housing providers (CHPs) create more medium- to long-term social housing, and faster, where the need is most acute,”* Social Housing Minister Paula Bennett says.

The funding is in addition to the \$120.1 million announced in Budget 2016 for new social housing places in Auckland.

- Community housing providers building new social housing will be able to receive an upfront grant of up to 50 per cent of the value of the development, or;
- Once the development is built a weekly grant of up to 50 per cent of market rent on top of the current rental subsidies the Government provides, or;
- They can receive a combination of both, up to the equivalent level of funding provided by either the upfront funding or weekly subsidy alone.
- Community Housing Providers providing social housing in a property leased from the private market can also receive a grant of up to 50 per cent of market rent, on top of the subsidised rent they receive.

You can read the CHA press release [here](#), where we congratulated the Minister on taking this step.

*Minister Bennett has said this is an increase from the previous 30% because community housing providers told her that amount was insufficient to get housing developments over the line. CHA has heard from many of you that these new settings will work, if not please let us know what settings need to be considered.*

*Our encouragement to Auckland providers is to pick this up and run with it. Let's spend it as quickly as possible so Government can see the sector have the capacity to deliver and encourage them to develop a long term pipeline to promote growth for at least ten years- and over the country.*

Listen to Minister Bennett talk to Lisa Owen [here on Newshub](#).

## Best practice guide update

CHA ran workshops in July and August on the new community housing standards and our updated best practice guide. 12 participants attended in Auckland and 7 in Christchurch from a range of existing community housing organisations and those considering becoming more involved in the sector.

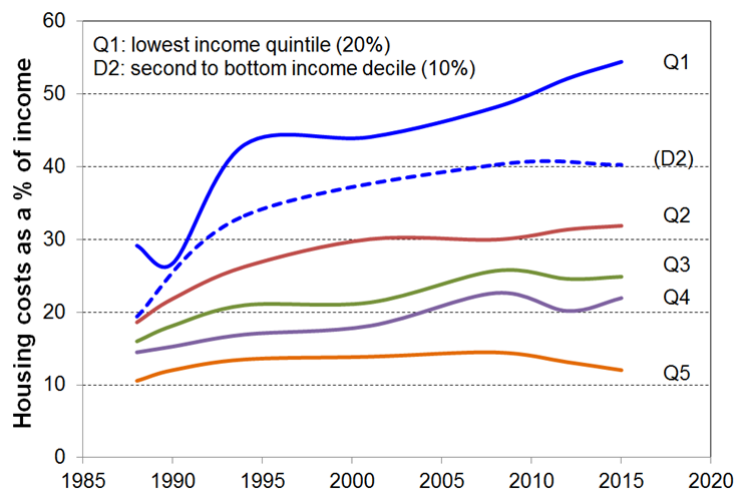
The training covered the new standards, the difference between accreditation under CHA's scheme and registration with the Community Housing Regulatory Authority (CHRA), and the process for becoming accredited. The session also looked at new guidance recently issued by CHRA. Lively discussion on a number of issues relating to best practice in social housing provided useful feedback to CHA.

To finalise the accreditation programme we are now developing resources to support CHA members meet the community housing standards and are working with Global-Mark, the body that assesses organisations against the standards and awards accreditation. We will update members as the scheme is rolled out.

## In the news

- [Students renting cold, mouldy](#), rat-infested flats have taken their problem to Parliament:
- [Homelessness costs raised](#) at cross-party inquiry:
- [Scott Figenshow interviewed on newshub](#)
- New Zealand's housing affordability has hit the [English newspapers](#) as the average price for an Auckland house hits \$1million. In a global ranking of house price growth by estate agents Knight Frank, New Zealand was second to Turkey, but once the impact of inflation was stripped out it came top with 11% annual growth:
- 

## Research



### 1. Household incomes in New Zealand: Trends in indicators of inequality and hardship 1982 to 2015

By Bryan Perry, Ministry of Social Development, Wellington; August 2016

Housing costs now take a greater proportion of household income especially for low-income households:

- up from 14% in the late 1980s to 20% in 2015 overall for under 65s \*

- up from 29% to 54% on average for the bottom quintile, and 19% to 32% for Q2.

Growing housing unaffordability is also shown through MSD administrative data

- In February 2016, 44% of AS recipients were receiving the maximum payment, up from 25% in February 2007.
- **In June 2016, almost all renters receiving the AS spent more than 30% of their income on housing costs, three in four spent more than 40% and half spent more than 50% (see Table above).**
- These figures were all up on what they were in June 2007 (90%, 67%, 40% respectively).

### Housing quality

Major problems with dampness and mould, difficulty with keeping the house warm, and overcrowding are all issues with housing quality that have impacts on health and wellbeing, especially for children. The report shows:

- The issues are much more prevalent in lower-income households than in middle and higher income households, and are especially concentrated in households with low MWI scores (bottom quintile) – these are households experiencing multiple deprivation across a range of basics:
  - a third of these bottom MWI quintile households report “a major problem”
  - around 65-70% of those reporting “major problems” are in this lowest material wellbeing quintile, 75-80% for children (0-17 years).
- The issues are much more prevalent in rental accommodation than in owner-occupied dwellings:
  - 70% of those reporting a major problem with either issue were in rental accommodation, 45% in private rental and 25% in HNZC homes
  - in HNZC homes one in three are reported to be hard to heat or keep warm in winter.

### Crowding

- For children (0-14 yrs) the rate in the 2013 Census was 16% (~130,000). It was 5% (~40,000) using the more severe measure, for which households need 2+ extra bedrooms. Crowding is in the main a children’s issue:
  - 80% of those in crowded households are in households with children
  - 38% of children in HNZC homes live in crowded accommodation (1+ needed).
- Those of Pacific ethnicity report the highest crowding rate in 2013 (39%) though this was down from 50% in 1986. The rate for Maori declined from 35% to 19% in the same period.

Go [here](#) to see more detail.

*\* Statistics New Zealand reports that housing costs took up 16% of household income on average in the 2015 HES. The difference in the numbers occurs because (i) Statistics New Zealand uses gross (before tax ) income whereas the Incomes Report uses after-tax income, and (ii) the Statistics New Zealand figure is for all ages, rather than the under 65s as above.*

## **2. Ending homelessness in New Zealand: Housing First research funding announced this week**

Ending homelessness in New Zealand through Housing First will receive \$2,537,514 over the next five years through MBIE's [2016 Endeavour research funding](#). The Housing First Research Team and The People's Project together with the Universities of Otago and Waikato are developing a new model for ending homelessness through a 'Housing First' approach. The success of the Housing First approach has displaced long held assumptions about people who have complex needs, reaffirmed the importance of housing, and helped to consolidate the link between evidence and practice.

## **3. Increasing supply of affordable housing critical to enabling competition and choice in housing assistance**

AHURI recently released the report from the Inquiry, 'Individualised forms of welfare provision and reform of Australia's housing assistance system'. The Inquiry found that, due to shortages of affordable accommodation, it is difficult for low-income households to exercise choice in the private rental market, and that competition and consumer choice in housing assistance depends on an increase in affordable housing supply.

Read more [here](#).

## **AHI tenant participation and engagement - professional practice seminar 22 September**



This seminar provides social housing practitioners, researchers and leaders opportunity to impart and explore strategy, methodology and good-practice to actively encourage tenant participation in community activities, engage and consult with tenants and involve them in the decision making and delivery of their housing. [Go here to see the programme.](#)

## Networking Event with Jenny Samms, CEO of Aboriginal Housing Victoria (AHV)



**Tuesday, 4 October 2016, 4:30-6:30 pm, Wellington**

The **Australasian Housing Institute, Community Housing Aotearoa and Te Matapihi** would like to invite members and friends to attend this event with Jenny Samms, CEO of Aboriginal Housing Victoria. Aboriginal Housing Victoria is a registered community housing association in Victoria, Australia. Hear about their experience in building organisational capacity and in preparing for registration as part of a planned transfer of 1,300 public housing tenancies from the Office of Housing. The first tranche of these properties has been handed over to AHV. An especially relevant experience and story for New Zealand at this time. [Go here for more information and to register.](#)



### **29 September-1 October National Māori Housing Conference**

[17-18 November -Youth Housing  
Conference: living the dream  
Brisbane.](#)

### **21 September 12.30-1.30pm- Alternative Market Housing Futures: Wellington**

Prefab NZ seminar as part of Architecture Week about future housing models that are purpose-designed for papakainga, social and community clients that can't access market-led options. [Go here.](#)

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